WARRANTY DEED

Karen Johnson Davidson County
Batch# 963141 DEEDWARR
01/20/2023 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230120-0004775

File #22-DM-2218-Vill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William M. Beavin, Sr. and Katherine G. Beavin	**CapStar Bank**	
(NAME)	(NAME)	
3900 General Bate Drive	**2002 Richard Jones Road, Suite 300A**	**118-04-0-183**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTA CHAPMAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM M. BEAVIN, SR. AND KATHERINE G. BEAVIN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the West 150 feet of Lot No. 26 on the plan of Rosedale Subdivision of record in Book 547, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the East side of Klein or Kline Avenue and runs back between parallel lines 150 feet to an alley which is sometimes called the West margin of Caldwell Avenue Extended.

Being the same property conveyed to Krista Chapman, A Single Person, and Samuel E. King, Jr., A Single Person, As Tenants In Common With The Right Of Survivorship, by Warranty Deed from Gretchen O'Brien, FKA Gretchen L. Knapp, Married, of record in Instrument No. 20130522-0051690, in the Register's Office of Davidson County, Tennessee, dated May 17, 2013 and recorded on May 22, 2013.

Being the same property conveyed to Krista Chapman, by Quitclaim Deed from Samuel E. King, Jr., of record in Instrument No. 20160613-0059537, in the Register's Office of Davidson County, Tennessee, dated June 07, 2016 and recorded on June 13, 2016.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rosedale Subdivision, as recorded in Book 547, Page 45.
*No coverage is provided as to the amount of acreage or square footage of the land.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2218 Kline Avenue, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th day of January, 2023.

Krista Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2023, before me personally appeared Krista Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of January, 2023.

Notary Signature
My commission expires:
5-7-24

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 20th day of January, 2023.

Affiant Signature
Date 01/20/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

